

# Finest

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Park Lane | Alston | Cumbria

Oaklands



# “A Distinguished Edwardian House with Panoramic North Pennine Views”

## The Property

Oaklands is a handsome Edwardian house dating from 1911, occupying an enviable position on the edge of Alston with uninterrupted views across the surrounding countryside. Constructed in stone beneath a slate roof, the house displays many of the architectural characteristics associated with the period, including distinctive gabled elevations, timber detailing and elegant bay windows which maximise both natural light and the far-reaching outlooks. Surrounded by mature gardens and sheltered by established trees, the property enjoys an exceptional balance between privacy, landscape and accessibility, with the amenities of Alston remaining within easy reach.

Internally, a remarkable collection of original features has been retained, including stained glass, fireplaces, picture rails, decorative cornicing and a beautifully crafted staircase, all contributing to a house that remains highly authentic to its Edwardian origins. Generous room proportions, excellent natural light and views from almost every principal room further enhance the sense of character and permanence that defines the property.

The entrance hall establishes the tone from the outset. A beautifully preserved staircase rises through the centre of the house, framed by original joinery, stained glass detailing and decorative cornicing, while deep skirting boards, picture rails and tall ceilings continue throughout much of the accommodation. The scale of the hallway allows the architectural detailing to be properly appreciated and creates an immediate sense of arrival that many houses of this era have since lost through alteration.

Beyond the hall, two elegant reception rooms provide excellent versatility. Large bay windows frame views of the surrounding greenery, while original fireplaces, decorative cornicing and well-balanced proportions create rooms that feel both welcoming and firmly connected to the house's period character.



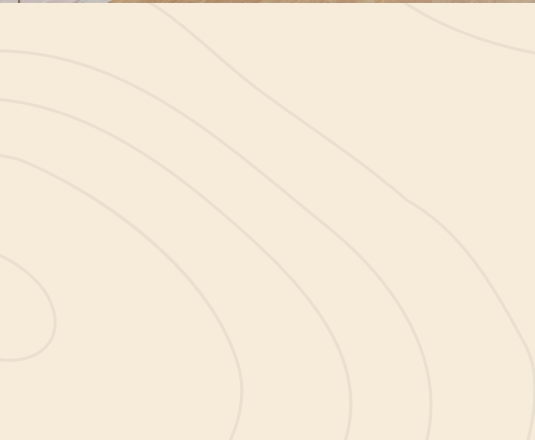
The sitting room feels particularly elegant, centred around an original fireplace with timber surround and enjoying an elevated outlook across the gardens and surrounding landscape.

The second reception room offers equally flexible use, currently arranged as a more formal dining and seating space, with glazed doors opening directly towards the garden and reinforcing the strong connection between the house and its setting. Original fireplaces, moulded detailing and retained period proportions give both rooms a calm and established character rather than anything overly styled or contrived.

The kitchen sits to the rear of the house and is fitted with painted timber cabinetry, granite work surfaces and a substantial range-style cooker beneath a stainless-steel extractor. Functional and well proportioned as it stands, the space also offers clear scope for future enhancement, with potential to create a larger kitchen and breakfast room arrangement extending further into the rear of the property if desired.

Beyond, the adjoining dining room provides a wonderfully bright setting for everyday meals and informal gatherings. Large picture windows on two sides frame views across the gardens and draw natural light into the room throughout the day, while the generous proportions comfortably accommodate family dining and entertaining alike. A separate utility room and ground floor WC complete the practical requirements of modern family living.





The bedroom accommodation is arranged across the first and second floors and retains much of the character and generous proportions associated with the Edwardian period. The principal bedroom is a particularly attractive room, centred around a substantial bay window that frames far-reaching views across Alston and the surrounding countryside. Generous proportions and excellent natural light create a calm and restful atmosphere, while the elevated position of the house ensures an ever-changing outlook throughout the seasons.

Also on the first floor are two further bedrooms, both well proportioned and enjoying pleasant outlooks over the gardens. These rooms are served by a family bathroom fitted with both a bath and separate shower enclosure, together with a separate WC.

The second floor provides some of the most characterful accommodation within the house. Exposed structural timbers and vaulted ceilings create a distinctive atmosphere, while the generous attic room offers remarkable flexibility for a variety of uses. Together with a further bedroom and separate store room, this level lends itself equally well to guest accommodation, hobbies, creative pursuits or home working, complementing the more traditional bedroom accommodation below.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water & drainage. Gas central heating.

Postcode Council Tax EPC Tenure

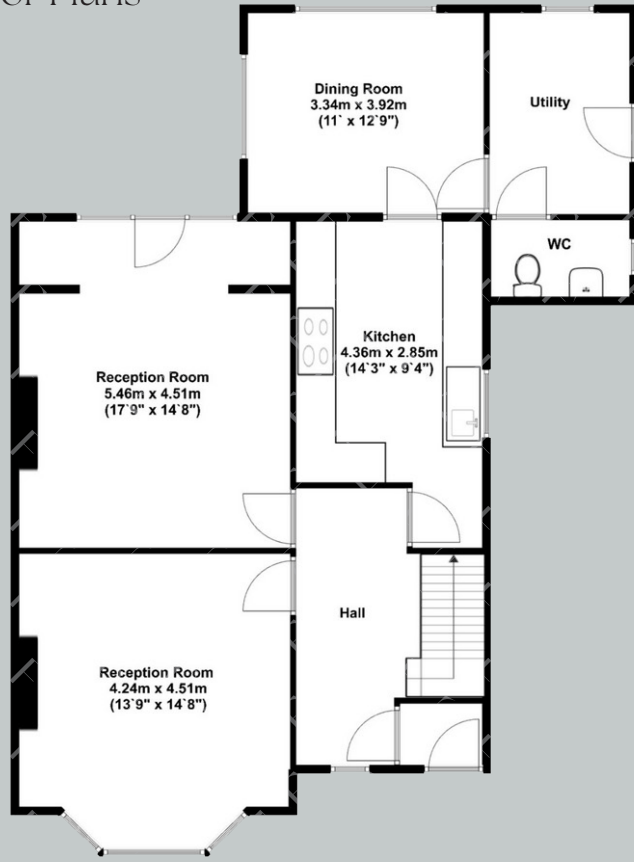
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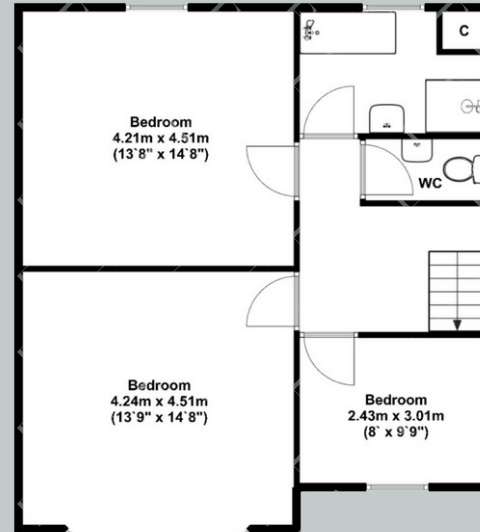
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Freehold

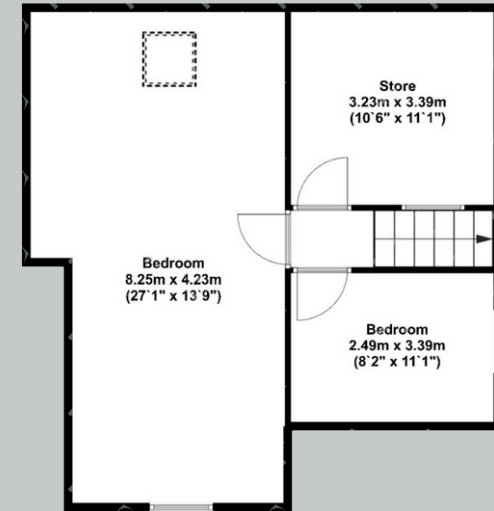
# Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 229 sq. metres (2466 sq. feet)

# Finest

Viewings Strictly by Appointment



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